

GOVDOC

BRA

4584

Nos. 1-10

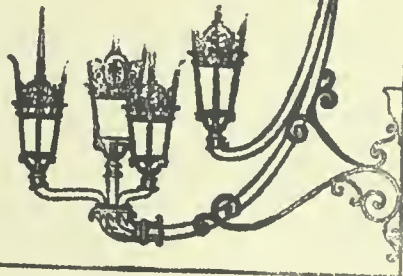
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Document No. 441
 Adopted at Meeting of April 8, 1965

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Resolution of Boston Redevelopment Authority Approving
 Amendments to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan
 No. Mass. R- 77

WHEREAS, the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, dated April 15, 1964, provides for the acquisition and demolition of the premises at 207-215 Commercial Street and 63 Atlantic Avenue in Boston designated as Block 83, Parcel 2 on the "Property Map" attached to said Plan;

WHEREAS, a proposal for the rehabilitation of said premises has been submitted to and found advantageous by the Authority, in that such rehabilitation is compatible with re-use plans for the contiguous area, would save the cost of acquisition, would increase tax return from the Project; would require only minor adjustments in the proposed local street system, and is consistent with the basic goals and planning objectives of the Plan; and

WHEREAS, the Authority has the power to modify said Plan pursuant to Section 1101 thereof, and has been advised by Counsel that the modification required to permit the aforesaid rehabilitation of said premises will not substantially or materially alter or change the Plan so as to require approval by others as provided in said Section 1101;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY that the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, dated April 15, 1964, be and hereby is modified and amended as follows:

1. In Section 402, in the "Table of Properties Which May Not be Acquired," add the following under the column headings as shown:

Column Headings

Property designated for acquisition	"63 Atlantic Avenue"
Block Number	"83"
Parcel Number	" 2"
Re-use Parcel Number	"C-2"
Number of Months for Submission of Proposal	"24"
Number of Months for Execution of Agreement	" 3"

2. In Section 503, in the "Table of Land Use and Building Requirements "

- a. At the end of footnote 5, after "Council", add: "except that the premises at 63 Atlantic Avenue, designated Parcel 2, Block 83, on the Property Map, may be increased 22 feet above such height."

- b. Opposite Site Designation "C-2", under the "Vehicular Access" column, after "NA", add the numeral "10/", and at the bottom of the Table add the following footnote " 10 / Not from Atlantic Avenue as to 63 Atlantic Avenue"

3. In Section 711, Paragraph (2), "Table of Properties to be Acquired and Disposed of for Rehabilitation," add the following under the column headings as shown:

Column Headings

Address: "207-215 Commercial Street and 63 Atlantic Avenue"

Block Number "83"

Parcel Number "2"

Re-use Parcel Number: "C-2"

4. Map 2, entitled "Proposed Land Use," dated February 4, 1964, is modified by changing the boundary of Parcel C-2 to include the subject premises.

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RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING
AMENDMENT TO DOWNTOWN WATERFRONT - FANEUIL HALL URBAN
RENEWAL PLAN, NO. MASS. R-77

WHEREAS, the Downtown Waterfront - Faneuil Hall Urban Renewal Plan, dated April 15, 1964, as heretofore amended, limits the use of Parcel C-1 to "Public Open Space";

WHEREAS, such limitation is inconsistent with the provisions of Section 402 of said Plan, providing for the development and/or rehabilitation of said Parcel by the property owner under circumstances specified in said Section;

WHEREAS, the Authority has received an acceptable proposal for the development and/or rehabilitation of said Parcel by the property owner pursuant to said Section 402; and

WHEREAS, the Authority has the power and authority to amend said Plan pursuant to Section 1101 thereof, and is of the opinion that the modification herein contemplated will not substantially or materially alter or change the Plan so as to require approval by others as provided in Section 1101;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

The Downtown Waterfront - Faneuil Hall Urban Renewal Plan be and it hereby is modified and amended by adding the following footnote to the "Table of Land Use and Building Requirements", page 20 of the Plan, respecting Site Designation "C-1":

"10a/General Business use permitted on C-1 if developed or rehabilitated pursuant to Section 402."

Adopted at Meeting of 6 / 19/69

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No. 4

THE BOARD OF CITY DEVELOPMENT AUTHORITY HAS PROVIDED
 THAT THE CITY OF BOSTON SHALL BE RESPONSIBLE FOR THE
 REDEMPTION OF THE CITY OF BOSTON UNDER THE
 CITY OF BOSTON.

THE CITY OF BOSTON HAS REQUESTED ENTRANCE TO THE SOUTH
 CITY OF BOSTON. THE CITY OF BOSTON HAS REQUESTED THE CITY OF BOSTON
 WATERFRONT-REDEVELOPMENT PLAN; AND

THE CITY OF BOSTON HAS REQUESTED TO DEMOLISH AND REMOVE SAID
 IS THE CITY OF BOSTON'S OPINION THAT THIS DEMOLITION AND REMOVAL
 CONSISTENT WITH THE PLAN AND OBJECTIVES OF THE PLAN;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF REDEVELOPMENT

The Downtown Waterfront-Redevelopment Plan
 and it hereby is modified and amended by adding on page 21 a footnote
 12 to Site Designation 'S-3' in the "Table of Land Use and Building
 Requirements" said footnote 12 to state: "Clinton Street entrance
 group to the southern Central Artery to be demolished and removed."



June 19, 1969

M E M O R A N D U M

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: Waterfront Project, Mass. R-77
Disposition - Parcel E-8 Parking Garage

- SUMMARY:
- (1) Authorization to execute Agreement with Department of Public Works for removal of ramp;
 - (2) Approval of a provision in the Land Disposition Agreement, whereby the Redeveloper would pay 10% of the cost of the ramp removal
 - (3) Minor change to the Waterfront Urban Renewal Plan; and
 - (4) Approval of Schematic Plans
-

In May, 1967, Max Coffman and Samuel Coffman were designated developers of Parcel E-8 in the Waterfront. (See attached map.)

Immediately adjacent to Parcel E-8 is the Clinton Street entrance ramp to the Central Artery. The Massachusetts Department of Public Works (DPW) has been planning on removing this ramp sometime in the future, as it is a safety hazard. Traffic counts indicate there are relatively few cars using the ramp. The BRA Transportation Department and the City Traffic Department are satisfied that traffic circulation will not be adversely affected by removal of the ramp. The Federal Bureau of Public Roads has informally agreed to pay 90% of the cost of ramp demolition. Since the developers of E-8 can enlarge their parcel and design a more efficient and more attractive garage if the ramp is removed, they have agreed to pay the other 10%. The DPW wants an agreement with the BRA under which the BRA will guarantee 10% of the cost. The proposed LDA in turn requires the developers to provide the 10%. With the exception of the provision relative to the ramp removal, the LDA is substantially the same as approved in December, 1967. Once the agreement with the DPW is executed and the 10% deposit from the developers, the DPW will proceed with the ramp demolition.

HUD has requested that the Urban Renewal Plan be amended, to reflect the removal of the ramp.

The developer have submitted their schematic plans for the garage, which have been reviewed and approved by the staff. The garage will have a capacity of about 600 cars. Some of the spaces on the first floor will be converted to retail use when rehabilitation of the Faneuil Hall Markets area is completed.

Appropriate votes approving the agreement with the DPW, the provision in the LDA respecting the ramp removal and the schematic plans, and a resolution amending the Plan, follow:

Vote #1

VOTED:

That the Director hereby is authorized, in the name and behalf of the Boston Redevelopment Authority, to execute and deliver an Agreement with the Commonwealth of Massachusetts, Department of Public Works, respecting the demolition and removal of the Clinton Street entrance ramp to the southbound Central Artery, providing that the Authority will provide 10 percent of the cost of said demolition and removal.

Vote #2

VOTED:

That the Land Disposition Agreement respecting Parcel E-8 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area, the execution and delivery of which was authorized December 21, 1967, shall provide for the Redeveloper to pay to the Authority 10 percent of the cost of the demolition and removal of the Clinton Street entrance ramp to the southbound Central Artery.

Vote #3

VOTED:

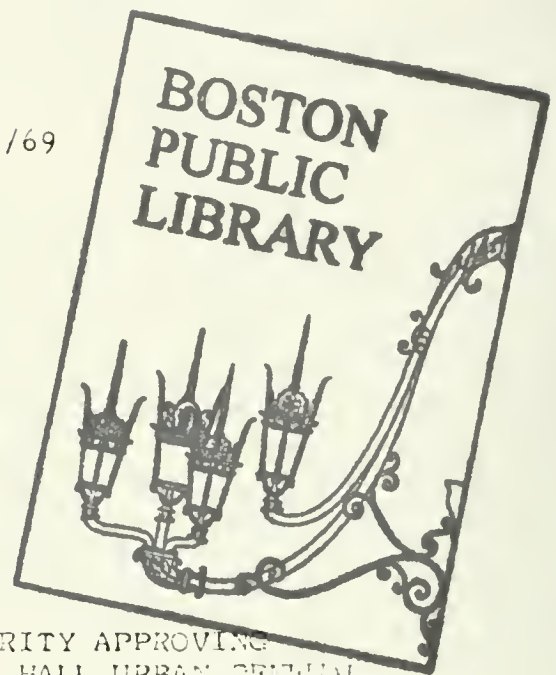
That the plans, prepared by Samuel Glaser Associates, dated June 16, 1969, submitted by Max Coffman and Samuel Coffman, for the development of Parcel E-8 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area, are hereby approved as the "Schematic Plans".

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No. 5



#2

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING
AMENDMENT TO DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL
PLAN, NO. MASS. R-77

WHEREAS the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, dated April 15, 1964, as heretofore amended, limits the height of a building on Parcel A-6 to 250 feet and its floor area ratio to 10; and

WHEREAS it is desirable to increase the aforesaid limits, and it is the Authority's opinion that this increase is consistent with the goals and objectives of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

The Downtown Waterfront-Faneuil Hall Urban Renewal Plan be and it hereby is modified and amended by deleting on page 19 the figure "250" in the "Table of Land Use and Building Requirements," third column, entitled "Maximum Building Height," opposite site designation "A-6," and by inserting in place thereof the figure "450;" and by deleting on page 19 the figure "10" in the "Table of Land Use and Building Requirements," fourth column, entitled "Maximum Floor Area Ratio," opposite site designation "A-6," and by inserting in place thereof the figure "14."

June 19, 1969

M E M O R A N D U M

TO: Boston Redevelopment Authority
FROM: Holt Champion, Director
SUBJECT: Waterfront Project, Mass. R-77
Parcel A-6

SUMMARY: (1) Recommendation to Advertise for Developers.
(2) Recommendation to Amend the Urban
Renewal Plan.

1. Advertisement for Developers.

Parcel A-6 in the Waterfront Project will be available for the development of a major office building within a year. The New England Telephone and Telegraph Co. had previously expressed an interest in developing this site, but has now withdrawn. Re-use appraisals have been initiated and a disposition price for the parcel will be established in the near future.

This parcel has attracted considerable interest, and so the fairest method of disposition, as well as the one most likely to elicit the best redevelopment proposals, in my opinion, is to advertise.

I therefore recommend that Parcel A-6 be publicly advertised by adoption of the attached vote, marked #1.

2. Urban Renewal Plan Amendment

In order to accomplish the overall urban design concept for the Waterfront Project, and to meet the demands of an increased market for office space, it is now proposed that the development controls for Parcel A-6 be liberalized to permit a taller, larger building. The present controls include a height limitation of 250 feet and a maximum F.A.R. of 10, which would permit a building of about 400,000 gross square feet. Based on a thorough staff review of this matter, I now recommend a maximum height limitation of 450 feet, and a maximum F.A.R. of 14, to allow a building of approximately 750,000 gross square feet. It should be noted that some of the increased floor area is attributable to an increase in the parcel size, made possible by a reduction and relocation of the contiguous parcel, Parcel A-7.

A building of this larger size in this location is appropriate because there will be considerable open space on three

sides (Waterfront park, new Atlantic Avenue with its 100-foot wide right-of-way, and State Street, with its 80-foot wide right-of-way), and the contiguous motor hotel on Parcel A-7 will not be a tall building.

There will be no conflict with the Zoning Code, by virtue of the special F.A.R. provision respecting B-8 and B-10 districts in urban renewal areas. The zoning is B-8.

This matter has been considered by both the General Counsel and special counsel, Rudman, Pollock and Katz, and they agree that the amendment will be minor, not requiring the approval of the City Council.

I recommend that an amendment be approved, by adoption of the attached resolution, marked #2.

#1

VOTED: That the Director is hereby authorized to advertise the availability of parcel A-6 in the Waterfront Project for development.

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No. 6

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RESOLUTION OF BOSTON REVEVELOPMENT AUTHORITY APPROVING
AMENDMENT TO DOWNTOWN WATERFRONT-FANEUIL HALL URBAN
RENEWAL PLAN, MASS. R-77

WHEREAS, it is the opinion of the Authority that uses be diversified and development be intensified for Disposition Parcel E-8 of the Downtown Waterfront Urban Renewal Project Area; and

WHEREAS, the diverse and intense development of Disposition Parcel E-8 is consistent with the objectives of the Downtown Waterfront Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1101 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1101 thereof, the Downtown Waterfront Urban Renewal Plan, Mass. R-77 be and hereby is amended as follows:

1. By deleting on Page 21 under the heading "Maximum Building Height" opposite the Site Designation "E-8" the number "60" and inserting in place thereof the following number: - 80.

2. By deleting on Page 21 under the heading "Maximum Floor Area Ratio" opposite the Site Designation "E-8" the number "6" and inserting in place thereof the number: - 8.

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No. 7

BOSTON PUBLIC LIBRARY

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATIONS OF THE URBAN RENEWAL PLAN OF THE
GOVERNMENT CENTER URBAN RENEWAL AREA AND THE DOWNTOWN
WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA.

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, was adopted by the Boston Redevelopment Authority on April 3, 1963, and approved by the City Council on May 25, 1964; and

WHEREAS, Section 901 of Chapter IX of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially change the Plan; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 15, 1964, and approved by the Boston City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where proposed modifications will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority has received a proposal for the construction of a forty-four (44) story office building from 60 State Street Trust, the nominee of Cabot, Cabot and Forbes Company, a Delaware Corporation having its major office in Boston, Massachusetts, on a site bounded by State Street, New Congress Street, Dock Square with a pedestrian connector parallel to Merchant's Row west of 84 State Street and Sanborn's Fish Market; and

WHEREAS, the proposed development will necessitate modifications of the Government Center Urban Renewal Area and the Downtown Waterfront-Faneuil Hall Urban Renewal Plan.

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 901 of the Government Center Urban Renewal Area and Section 1101 of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, respectively.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That subsection B of Section 302 of Chapter 111 of the Government Center Urban Renewal Plan entitled "Land Use and Building Requirements" is hereby modified in the following manner:

(a) That Parcels 13 and 14, with the exception of No. 6 Faneuil Hall Square, are consolidated as a new Parcel 13/14 as shown on the amended Land Use Map attached hereto.

(b) That Corn Court and Change Avenue will be discontinued and incorporated into Parcel 13/14.

(c) That the Land Use Provisions and Building Requirements for new Parcel 13/14 are as follows:

PARCEL 13/14

A. Permitted Uses

The Parcel shall be for General Office Use.

B. Building Requirements

1. Floor Area Ratio: Not to exceed 18.5 when combined with Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project.
2. Building Coverage: Maximum coverage of the site will be encouraged. A major pedestrian passageway must be maintained between the building mass on this parcel and the adjacent property at 84 State Street.
3. Height: The Major tower element is not to exceed 648' above elevation 34. On the Faneuil Hall Square frontage no element shall be more than 65 feet above elevation 34 for a distance of 75' from a line drawn from the North West Corner of the "Sanborn Building" in a westerly direction approximately parallel to the northerly face of the South Market Building.

4. Setback: From the building line on South Market Street there shall be no setback below 65 feet above elevation 34. There may be a setback above that elevation. On the East, West and South elevation there shall be no setback from the building line in accordance with Section 3 above.
5. Parking: No open parking. Closed parking permitted below grade.
6. Access: Parking and all loading access may only be from Merchant's Row.
7. Pedestrian Flow: An open pedestrian way must be maintained between the proposed development and 84 State Street in a north and south direction from State Street to Faneuil Hall.
8. Subway Access: The developer must construct that portion of the proposed public entrance of the State Street subway line which falls within the developer's property line taking into account the widening of State Street.

(d) That number six (6) Faneuil Hall Square will be designated Reuse Parcel 14A and said Parcel 14A will be incorporated under subsection B of Section 302 of Chapter III of the Government Center Urban Renewal Plan.

(e) That the land use provisions and building requirements for Parcel 14A remains subject to the same restrictions as former Parcel 14.

(f) That Section 503 of Chapter V of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is modified in the following manner:

(a) That Parcel E-11 as shown on the amended Land Use map attached hereto is hereby added to said Section 503.

(b) That said Parcel E-11 contains the following Land Use and Building Requirements.

PARCEL E-11

A. Permitted Uses: The Parcel shall be for General Office Use.

B. Building Requirements:

1. Floor Area Ratio: Not to exceed 18.5 when combined with Parcel 13/14 in the Government Center Urban Renewal Project Area.
2. Building Coverage: Maximum coverage of the site will be encouraged. A major pedestrian passageway must be maintained between the building mass on this parcel and the adjacent property at 84 State Street.
3. Height: The Major tower element is not to exceed 648' above elevation 34. On the Faneuil Hall Square frontage no element shall be more than 65 feet above elevation 34 for a distance of 75' from a line drawn from the North West Corner of the "Sanborn Building" in a westerly direction approximately parallel to the northerly face of the South Market Building.
4. Setback: From the building line on South Market Street there shall be no setback below 65 feet above elevation 34. There may be a setback above that elevation. On the East, West and South elevation there shall be no setback from the building line in accordance with Section 3 above.
5. Parking: No open parking. Closed parking permitted below grade.
6. Access: Parking and all loading access may only be from Merchant's Row.
7. Pedestrian Flow: An open pedestrian way must be maintained between the proposed development and 84 State Street in a north and south direction from State Street to Faneuil Hall.
8. Subway Access: The developer must construct that portion of the proposed public entrance of the State Street subway line which falls within the developer's property line taking into account the widening of State Street.

COCK
SQUARE

Development Area	57,100 s.f.
Appraisal Area	17,420 s.f.

Irregular

Depth
Irregular

Merchants Row
Congress St.
Faneuil Hall Sq
State Street

Merchants Row

None

Office and
Commercial

GOV'T CENTER
PROJECT

NOTES
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE.
PENDING FINAL SURVEYS
FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:

BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965

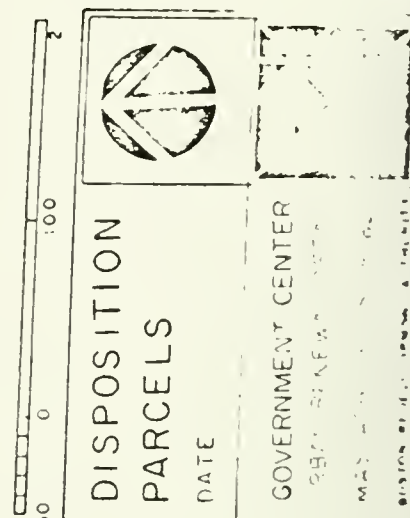
DISPOSITION
PARCELS

DATE

GOVERNMENT CENTER

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TABLED: October 8, 1970
PUBLIC HEARING: October 22, 1970
RE-SUBMITTED: November 5, 1970
TABLED: November 5, 1970
RE-SUBMITTED: November 19, 1970
TABLED: November 19, 1970
RE-SUBMITTED: December 2, 1970

MEMORANDUM

TO: Boston Redevelopment Authority

5 A

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATIONS OF THE GOVERNMENT CENTER URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-35 AND OF THE
DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-77

The Boston Redevelopment Authority has received a proposal from Cabot, Cabot and Forbes Company for the development of a 44-story office building and pedestrian arcade on a 54,233 square foot site bounded by State Street, New Congress Street, and Dock Square with a pedestrian connector parallel to Merchant's Row west of 84 State Street and Sanborn's Fish Market.

The Boston Redevelopment Authority's Design Review Department has determined that the careful design of the proposed structure blends with the historical environment of Faneuil Hall and the Faneuil Markets Area.

In order to permit the construction of the proposed building, it will be necessary to modify the Government Center Urban Renewal Plan by changing certain parcel boundaries and building requirements of Parcels 13 and 14 and to modify certain provisions of the Downtown Waterfront-Faneuil Hall Urban Renewal Area with respect to certain properties bordering on State Street and Merchant's Row.

The proposed development will not require the purchase of any additional parcels by the Authority which are not already scheduled for acquisition. It will require, however, that the controls of reuse Parcel 13 and Parcel 14 in the Government Center be modified. Parcels 13 and 14 will be combined to form Parcel 13/14. This new parcel will become a Development Parcel which will include the old reuse properties owned by the Authority, discontinued Public Ways and privately owned properties which will be acquired by the Developer. It will not include No. 6 Faneuil Hall Square which is presently in Parcel 14.

In the opinion of the General Counsel this is a minor modification of the Plan, and may be effected by vote of the Boston Redevelopment Authority.

-2-

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the Government Center Urban Renewal Area and the Downtown Waterfront-Faneuil Hall Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

BRA

4584

No. 8

February 24, 1972

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF URBAN RENEWAL PLAN AND
REQUEST FOR ZONING REFERRAL FOR A PORTION OF
PARCEL C-2 AS SHOWN ON ATTACHED MAP
DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77 was adopted by the Boston Redevelopment Authority on April 24, 1964, and approved by the City Council of the City of Boston on June 8, 1964, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1101 of said plan entitled "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, the "Existing and Proposed Zoning Map" of said Urban Renewal Plan designates a zone change for the portion of Parcel C-2 shown on the attached map to L-2; and

WHEREAS, the Boston Redevelopment Authority has determined that said portion of Parcel C-2 on Fulton Street and Commercial Street shall be developed for housing rehabilitation; and

WHEREAS, the proposed development will necessitate a modification of the proposed zoning for said portion of Parcel C-2.

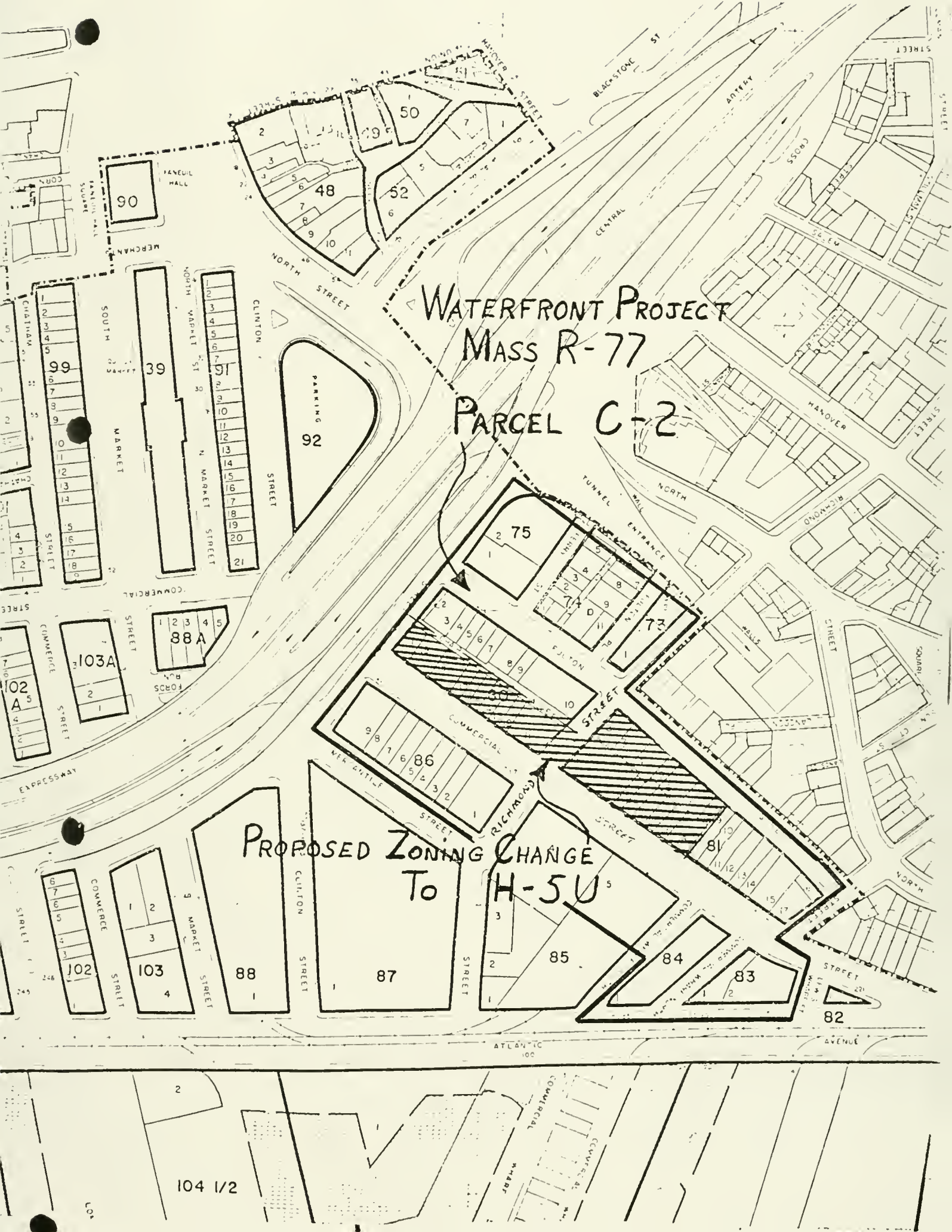
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Existing and Proposed Zoning Map" of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby modified by changing the area indicated on the attached map from a proposed L-2 zone to a proposed H-5U zone. by the cross-hatching

2. That the Boston Redevelopment Authority hereby approves the proposed change to H-5U and hereby authorizes the Director to proclaim by certificate this minor modification of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 Circular dated June 3, 1970, and to petition the Zoning Commission of the City of Boston to establish the H-5U zone as shown on the attached map.

3. That this modification is found to be a minor modification which does not substantially or materially alter or change the urban renewal plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.



WATERFRONT PROJECT
MASS R-77

PARCEL C-2

PROPOSED ZONING CHANGE
To H-5U

104 1/2

TABLED: February 10 , 1972

RE-SUBMITTED: February 24, 1972

MEMORANDUM

8 B

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN AND
REQUEST FOR ZONING REFERRAL OF A PORTION OF
PARCEL C-2 AREA
DOWNTOWN WATERFRONT-URBAN RENEWAL AREA
PROJECT NO. MASS.R-77

Under the urban renewal plan, the zoning for parcel C-2 was to be changed from an M-2 to an L-2 district. When the urban renewal plan was developed, the proposed change to an L-2 zone was considered appropriate and consistent with the planning objectives for the parcel. A major portion of the parcel was to be developed for the construction of new moderate-income housing and integrated with the rehabilitation of selected buildings for housing and local retail business uses. Efforts to achieve these objectives in the past were unsuccessful.

Recently, the Authority tentatively designated twelve developers of buildings on Fulton Street for housing rehabilitation. Permission to advertise a second offering of eighteen buildings along Commercial Street for rehabilitation was given at a meeting of the Authority on January 6, 1972.

To expedite the proposed rehabilitation work by the individual developers, it is suggested that the proposed zoning be changed to H-5U. Since none of the existing buildings to be rehabilitated are higher than five stories, this zoning will avoid the need for variances which would otherwise be needed to satisfy height, parking, and side yard requirements.

Since the proposed change to an H-5U zone will minimize the time required before closings and the start of rehabilitation, it is recommended that the Authority modify the urban renewal plan as indicated. In the opinion of the General Counsel the proposed modification is minor and does not substantially or materially

alter or change the Plan. This modification may therefore be effected by vote of the Authority. It is further recommended that the Director be authorized to petition the Zoning Commission to create the H-5U zone in the portion of Parcel C-2 shown on the enclosed map.

An appropriate Resolution is attached.

Attachment

BRA

4584

No. 9

BOSTON PUBLIC LIBRARY

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: AUTHORIZATION OF DIRECTOR TO PROCLAIM BY
CERTIFICATE MINOR MODIFICATIONS OF THE GOVERNMENT
CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS. R-35
AND THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, was adopted by the Boston Redevelopment Authority on April 3, 1963, and approved by the City Council on May 25, 1964; and

WHEREAS, Section 901 of Chapter IX of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially change the Plan; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 15, 1964, and approved by the Boston City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where proposed modifications will not substantially or materially alter or change the Plan; and

WHEREAS, the Authority has on December 2, 1970, adopted a Resolution entitled "Modifications of the Urban Renewal Plan of the Government Center Urban Renewal Area and the Downtown Waterfront Faneuil Hall Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That subsection B of Section 302 of Chapter 111 of the Government Center Urban Renewal Plan entitled "Land Use and Building Requirements" is hereby modified in the following manner:

(a) That Parcels 13 and 14, with the exception of No. 6 Faneuil Hall Square, are consolidated as a new Parcel 13/14 as shown on the amended Land Use Map attached hereto.

(b) That Corn Court and Change Avenue will be discontinued and incorporated into Parcel 13/14.

(c) That the Land Use Provisions and Building Requirements for new Parcel 13/14 are as follows:

(d) That number six (6) Faneuil Hall Square will be designated Reuse Parcel 14A and said Parcel 14A will be incorporated under subsection B of Section 302 of Chapter III of the Government Center Urban Renewal Plan.

(e) That the land use provisions and building requirements for Parcel 14A remains subject to the same restrictions as former Parcel 14.

(f) That Section 503 of Chapter V of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is modified in the following manner:

(a) That Parcel E-11 as shown on the amended Land Use map attached hereto is hereby added to said Section 503.

(b) That said Parcel E-11 contains the following Land Use and Building Requirements.

PARCEL E-11

A. Permitted Uses: The Parcel shall be for General Office Use.

B. Building Requirements:

1. Floor Area Ratio: Not to exceed 18.5 when combined with Parcel 13/14 in the Government Center Urban Renewal Project Area.
2. Building Coverage: Maximum coverage of the site will be encouraged. A major pedestrian passageway must be maintained between the building mass on this parcel and the adjacent property at 84 State Street.
3. Height: The Major tower element is not to exceed 648' above elevation 34. On the Faneuil Hall Square frontage no element shall be more than 65 feet above elevation 34 for a distance of 75' from a line drawn from the North West Corner of the "Sanborn Building" in a westerly direction approximately parallel to the northerly face of the South Market Building.
4. Setback: From the building line on South Market Street there shall be no setback below 65 feet above elevation 34. There may be a setback above that elevation. On the East, West and South elevation there shall be no setback from the building line in accordance with Section 3 above.

5. Parking: No open parking. Specifically prohibited is any parking garage fronting on Faneuil Hall Square or having an entrance or egress thereon. Underground parking will be permitted below the grade of State Street.
6. Access: Parking and all loading access may only be from Merchant's Row.
7. Pedestrian Flow: An open pedestrian way must be maintained between the proposed development and 84 State Street in a north and south direction from State Street to Faneuil Hall.
8. Subway Access: The developer must construct that portion of the proposed public entrance of the State Street subway line which falls within the developer's property line taking into account the widening of State Street.

2. That the proposed modifications adopted by the Authority on December 2, 1970, regarding the Government Center Urban Renewal Plan and the Downtown Waterfront-Faneuil Hall Urban Renewal Plan are affirmed and found to be minor modifications which do not substantially or materially alter or change the respective Plans.

3. That all other provisions of said Plans not inconsistent herewith be and are continued in full force and effect.

4. That the Director be and hereby is authorized to proclaim by certificate those minor modifications of the Government Center Urban Renewal Plan and of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan adopted by the Authority on December 2, 1970, and by this Resolution, all in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1, Circular dated June 3, 1970.

PARCEL 13/14

A. Permitted Uses

The parcel shall be for General Office Use.

B. Building Requirements

1. Floor Area Ratio: Not to exceed 18.5 when combined with Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project.
2. Building Coverage: Maximum coverage of the site will be encouraged. A major pedestrian passageway must be maintained between the building mass on this parcel and the adjacent property at 84 State Street.
3. Height: The Major tower element is not to exceed 648' above elevation 34. On the Faneuil Hall Square frontage no element shall be more than 65 feet above elevation 34 for a distance of 75' from a line drawn from the North West Corner of the "Sanborn Building" in a westerly direction approximately parallel to the northerly face of the South Market Building.
4. Setback: From the building line on South Market Street there shall be no setback below 65 feet above elevation 34. There may be a setback above that elevation. On the East, West and South elevation there shall be no setback from the building line in accordance with Section 3 above.
5. Parking: No open parking. Specifically prohibited is any parking garage fronting on Faneuil Hall Square or having an entrance or egress thereon. Underground parking will be permitted below the grade of State Street.
6. Access: Parking and all loading access may only be from Merchant's Row.
7. Pedestrian Flow: An open pedestrian way must be maintained between the proposed development and 84 State Street in a north and south direction from State Street to Faneuil Hall.
8. Subway Access: The developer must construct that portion of the proposed public entrance of the State Street subway line which falls within the developer's property line taking into account the widening of State Street.

MEMORANDUM

NOVEMBER 30, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: PROCLAIMER PROCEDURE RELATIVE TO MINOR MODIFICATION
OF THE GOVERNMENT CENTER URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-35 AND OF THE DOWNTOWN
WATERFRONT-FANEUIL HALL URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-77

On December 2, 1970, the Boston Redevelopment Authority adopted minor modifications of the Government Center Disposition Parcels 13 and 14 and Disposition Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Plan. These modifications were adopted in order to facilitate the development of an office building by Cabot, Cabot and Forbes Company. The Authority also determined at the December 2nd meeting that the modifications that were adopted were minor in nature and did not substantially or materially alter or change the Plan.

Although these minor modifications were adopted by the Authority, the Authority had not yet formalized its proclaimer procedure with HUD which would outline the method by which such changes should be submitted to HUD. Subsequent to the December 2nd meeting, these procedures have been formalized and it is now necessary to proclaim by certificate these minor modifications of the Government Center Urban Renewal Plan and the Downtown Waterfront-Faneuil Hall Urban Renewal Plan which have already been approved by the Authority.

An appropriate Resolution is attached.

Attachment

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Adopted at Meeting of 8/ 9/73

GOVDOC

BRA

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No. 10

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF URBAN RENEWAL PLAN
OF THE DOWNTOWN WATERFRONT--FANEUIL HALL URBAN
RENEWAL AREA, PROJECT NO. MASS. R-77

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WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77 was adopted by the Boston Redevelopment Authority on April 24, 1964, and approved by the City Council of the City of Boston on June 8, 1964, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1101 of said Urban Renewal Plan entitled "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, under the Urban Renewal Plan, certain buildings are to be retained and developed for rehabilitation; and

WHEREAS, the Urban Renewal Plan provides for the rehabilitation of the buildings at 14-40 Lewis Wharf, Parcel B-2; and

WHEREAS, it is desirable that certain additional buildings on Lewis Wharf, Parcel B-2, be retained and developed for rehabilitation; and

WHEREAS, the proposed retention and rehabilitation of these buildings will necessitate a modification of the Urban Renewal Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Property Map" designated Map 1, Exhibit A, of the Downtown Waterfront Faneuil Hall Urban Renewal Plan is hereby modified to allow for the retention and rehabilitation of the buildings located in Parcel B-2 at 34-36 Atlantic Avenue (Rosebud Building), 50 Lewis Wharf (steel shed), and 54 Lewis Wharf (Towboat Building) as shown on the attached map.

2. That the proposed modifications are found to be minor modifications which do not substantially alter or change the Urban Renewal Plan.

3. That all other provisions of said Urban Renewal Plan not inconsistent herewith be and are continuing in full force and effect.

4. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Urban Renewal Plan all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.

